

**BOARD OF SUPERVISORS**

**ARTHUR S. WARREN**  
**CHAIRMAN**  
CLOVER HILL DISTRICT

**J. L. McHALE, III**  
**VICE CHAIRMAN**  
BERMUDA DISTRICT

**KELLY E. MILLER**  
DALE DISTRICT

**RENNY BUSH HUMPHREY**  
MATOACA DISTRICT

**EDWARD B. BARBER**  
MIDLOTHIAN DISTRICT

**CHESTERFIELD COUNTY**  
P.O. Box 40  
CHESTERFIELD, VIRGINIA 23832-0040



**LANE B. RAMSEY**  
COUNTY ADMINISTRATOR

**MEMORANDUM**

**TO:** The Members of the Chesterfield County Planning Commission

**FROM:** Thomas E. Jacobson, Director of Planning *Tom*

**DATE:** May 25, 2003

**SUBJECT:** Courthouse Area Design District

Please find attached a revised draft of the Courthouse Area Design District, which you have scheduled for a public hearing on June 17, 2003.

This revision adjusts the boundaries of the District to more closely follow existing property lines and natural features, includes section numbers for the Ordinance sections, and changes the name of the District in the Ordinance text from Courthouse Historic District Design corridor to Courthouse Area Design District.

In addition, the text of the Ordinance now references the historic Chesterfield Courthouse, Castlewood, and Magnolia Grange as the structures that exemplify the Federalist and Colonial architecture with which we seek compatibility in new development and redevelopment.

If you have any questions or concerns, please feel free to call me at 748-1040 or Jimmy Bowling, Project Manager, at 748-1086.

**Attachments**

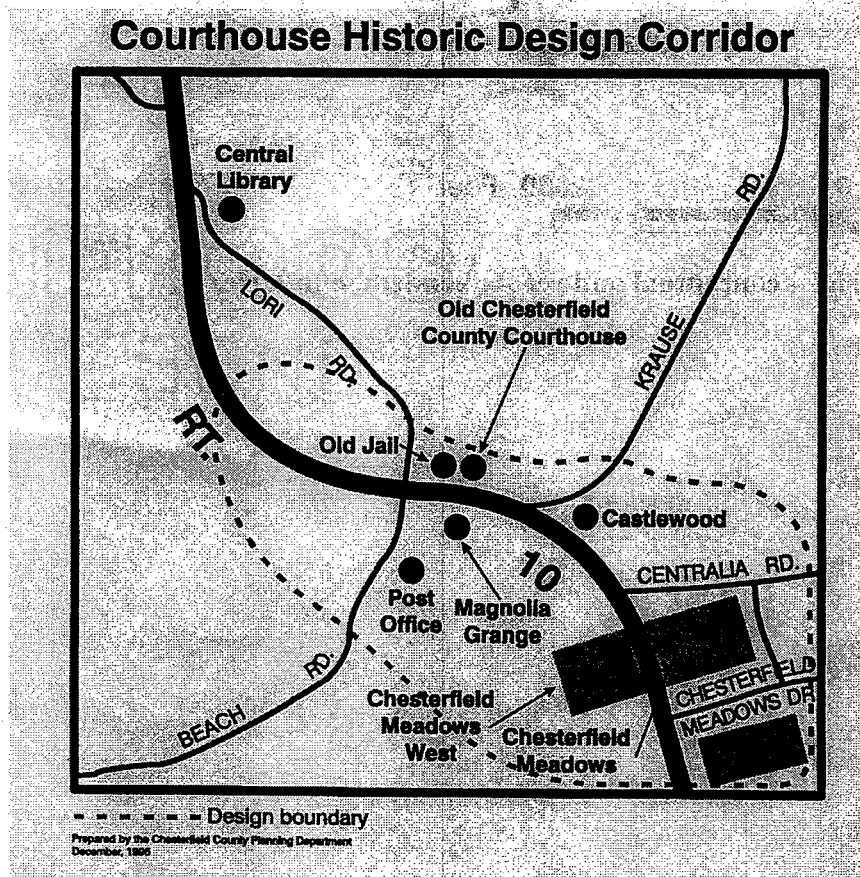
# **Central Area Plan Amendment**

## **Courthouse Historic Design Corridor – Opportunities and Issues**

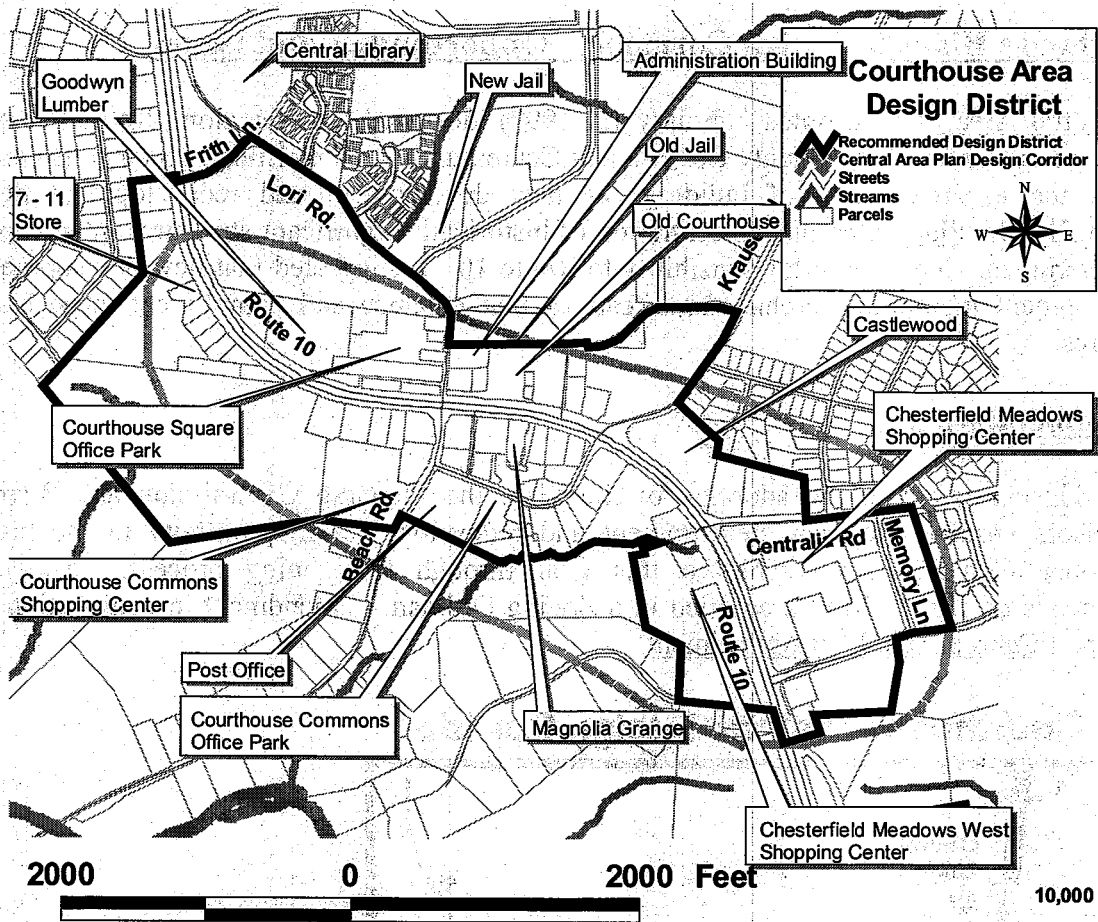
The Central Area Plan (adopted February 12, 1997) identified the area along Route 10, in the vicinity of the Chesterfield County Government Center, as an area meriting special consideration relative the to architecture of buildings as new development and redevelopment occurs. Specifically, the Plan noted the concentration of historically significant structures in and around the Government Center with high visibility to Route 10. It suggested that new development or redevelopment incorporate architectural features that enhance and compliment these historic structures.

## **Recommendation**

Prior and subsequent to the adoption of the Plan, the Planning Commission and Board of Supervisors ensured that new development and redevelopment in proximity to the historic Courthouse Complex Area achieved this goal through the zoning process. Staff now recommends that this effort be codified in a Zoning Ordinance amendment in conjunction with the current Central Area Plan Amendment.



Area identified in the Central Area Plan as meriting special consideration relative to design of structures.



**Courthouse Area Design District – conceptual and recommended boundaries**

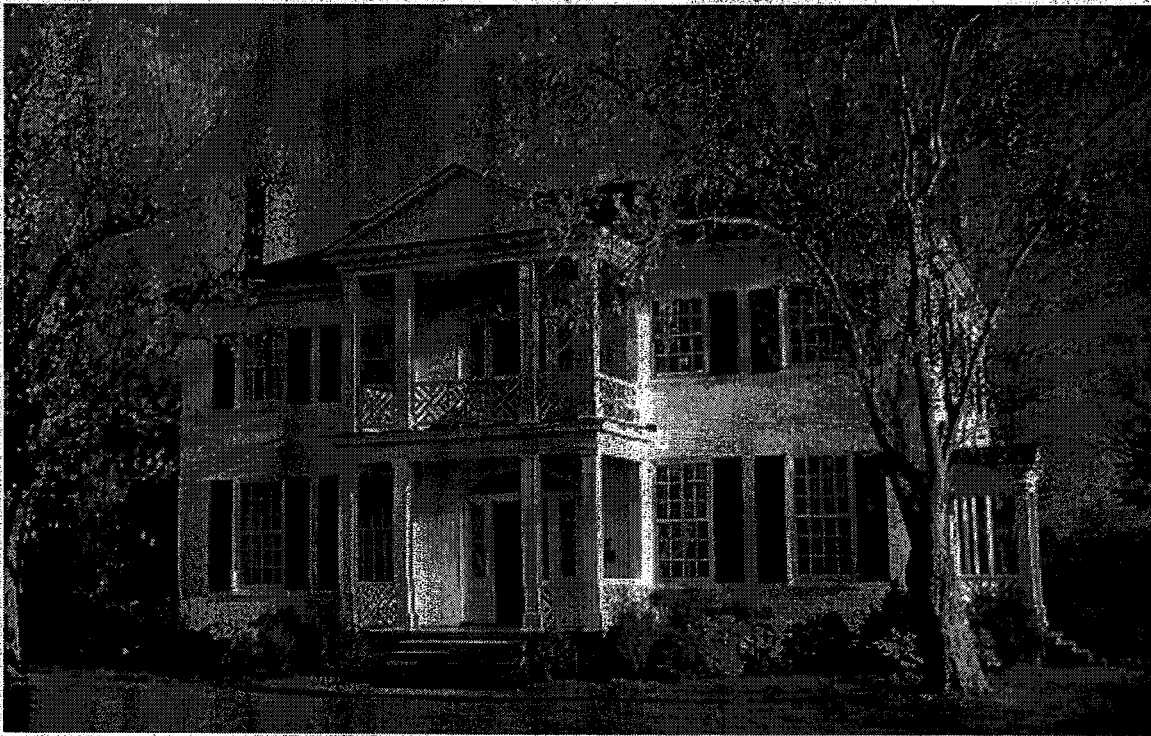
**Examples of Historic Structures within the Corridor**



**Old Courthouse, along Rt. 10**



**Castlewood at Krause Rd. and Rt. 10**



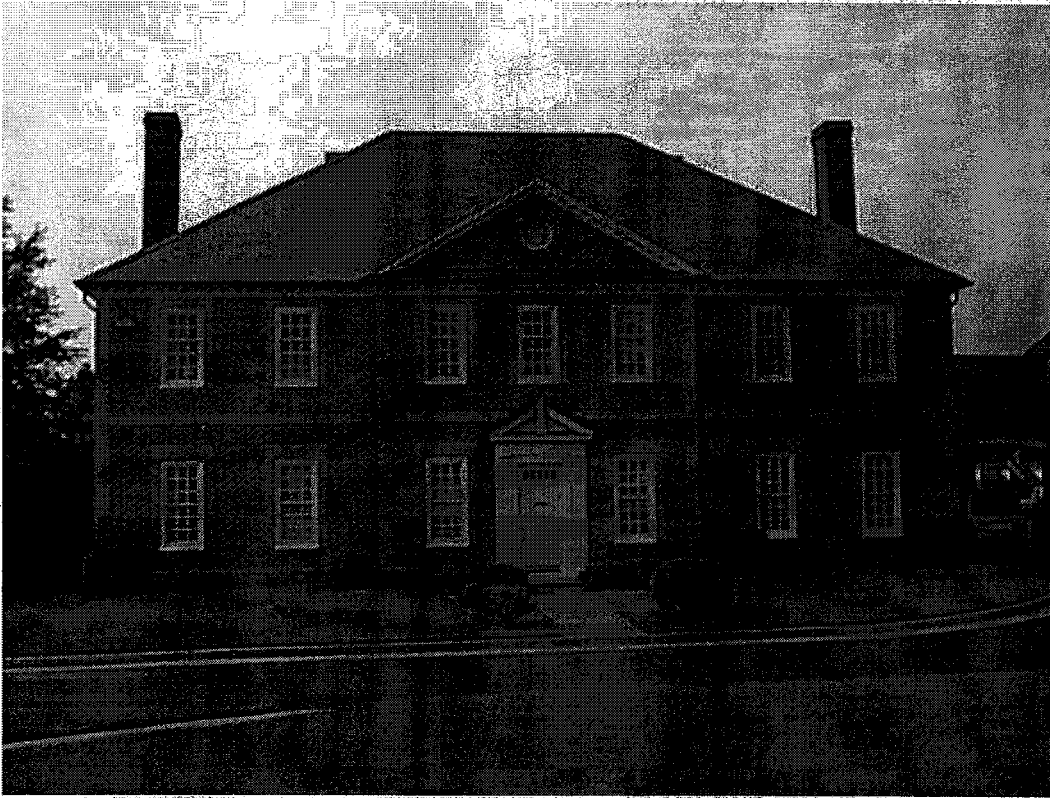
**Magnolia Grange along Rt. 10, across from Old Courthouse**

**Examples of Existing Development within the Corridor that Generally Conforms to Recommended Design Standards**

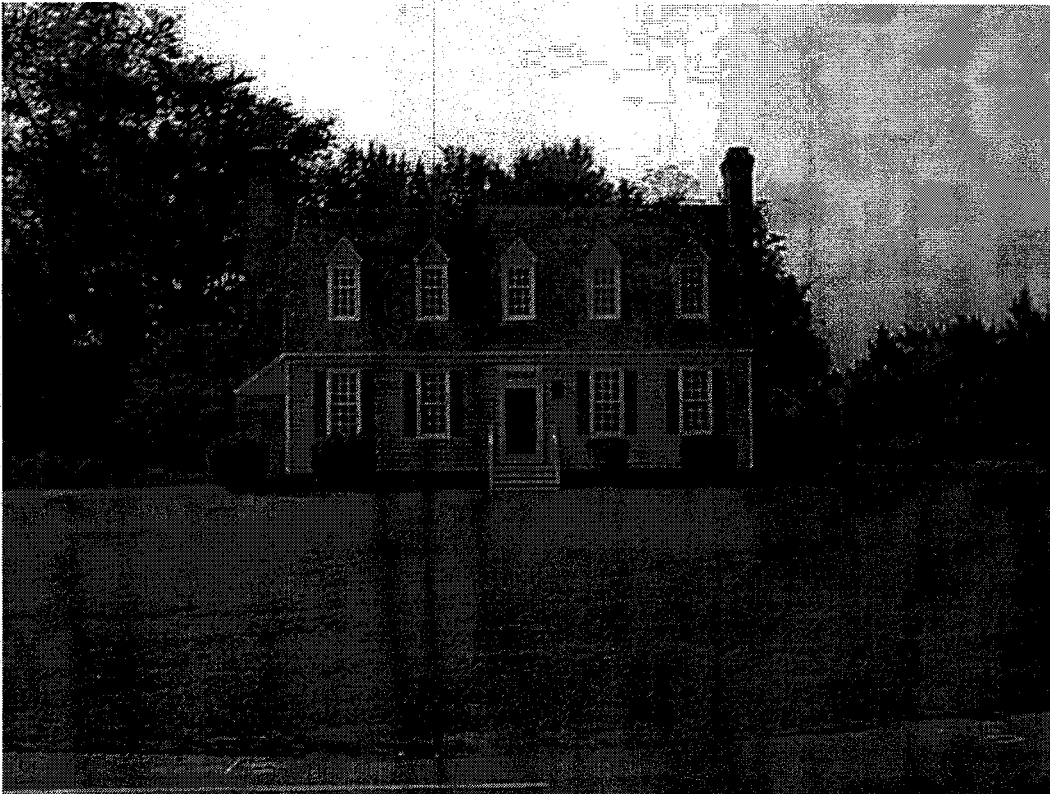


**Bank and offices at Lori Rd. and Rt. 10**





**Bank at Beach Road and Rt. 10**



**Office along Rt. 10, across from Old Courthouse**



**Fast food restaurant at Krause Rd. and Rt. 10**



**Courthouse Commons Shopping Center at Beach Rd. and Rt. 10**



**Chesterfield Meadows Shopping Center at Centralia Rd. and Rt. 10**



**Convenience store with fast food and gasoline sales along Rt. 10, west of Beach Rd.**



## **Chapter 19 ZONING**

### **Article VII. Development Standards Manual**

#### **Division 3. Development Requirements--Office, Commercial and Industrial**

##### **Subdivision II. Development Requirements--Specified Areas**

###### **Sec. 19-580. Specified areas.**

(a) The Highway Corridor District shall include those lands identified on the zoning district map or otherwise described below that include:

- (1) The Jefferson Davis Highway corridor;
- (2) The Route 360 corridor east;
- (3) The Route 360 corridor west, which shall consist of Hull Street Road, extending from Courthouse Road to the Amelia County line, including all land to a depth of 1500 feet from the centerline of Hull Street Road, unless the parcel or project extends further than 1500 feet, in which case these requirements shall apply to the entire parcel or project;
- (4) The Route 10 corridor east; ~~and~~
- (5) The Old Stage and Coxendale Roads corridor; and
- (6) The Courthouse Area Design District.

(b) The Employment Center District shall include all lands identified on the Route 288 Corridor Plan that include:

- (1) Regional employment center.
- (c) The Enon Core District shall include those lands identified on the zoning district map.

000

###### **Sec. 19-588.3 Courthouse Area Design District: purpose and intent.**

The purpose of sections 19-588.4 and 19-588.5 is to provide standards that will encourage and enhance Colonial and Federalist architectural features that are compatible with the historic structures within, and in proximity to, the Chesterfield County Courthouse Complex.

###### **Sec. 19-588.4 Courthouse Area Design District -- Architecture.**

Within the Courthouse Area Design District, all buildings shall be compatible with Federalist and Colonial architecture as exemplified by the historic Chesterfield Courthouse, by Castlewood, and by Magnolia Grange. Architectural features shall include, but not be limited to, articulation of doors and windows, architectural ornamentation, and use of materials such as brick and/or siding for walls and standing seam metal or simulated slate for roofs. There shall be no visible flat or shed roofs permitted. Wall offsets and varied rooflines shall be used on larger buildings to create the appearance of several small buildings clustered together. Within a project, compatibility shall be achieved through the consistent use of a Federalist or Colonial architectural styles, and using materials, fenestration, scale and other architectural features appropriate to those styles.

**Sec. 19-588.5 Courthouse Area Design District -- Architectural compatibility.**

Within the Courthouse Area Design District, architectural treatment of all buildings shall be compatible with buildings located within the same project or within the same block or directly across any road, as determined by the director of planning. At locations where the existing buildings do not meet current zoning ordinance requirements for architectural treatment, the director of planning may approve a new architectural treatment or theme. Compatibility may be achieved through the use of similar building massing, materials, scale, colors or other architectural features.